

PLEASE TAKE NOTICE THAT THIS HEARING WILL TAKE PLACE AT A MEETING HELD PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20 SOLELY BY ELECTRONIC MEANS.

Project Location: 1827 East Villa Street, Pasadena, CA

**NOTICE OF PUBLIC HEARING
CUP #6816**

Subject: An appeal of Conditional Use Permit (CUP) #6818 has been filed with the Board of Zoning Appeals. The CUP was disapproved by the Hearing Officer at the February 17, 2021 public hearing. The project applicant, Kevin Franklin, representing Linda Rosa Market, has submitted a CUP to allow the off-site sale of a full line of alcoholic beverages in conjunction with the operation of an existing, 3,782 square-foot grocery store (Food Sales land use). The subject site is located within the CL (Commercial Limited) and RM-12 (Multi-Family Residential, Two-Units per Lot) zoning districts. A Conditional Use Permit is required for the off-site sale of alcohol in the CL zoning district.

Environmental Determination: This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(5); Administrative Code, Title 14, Chapter 3, §15270(a), Projects Which are Disapproved. This Statutory Exemption states that CEQA does not apply to projects which a public agency rejects or disapproves. In the event the Board of Zoning Appeals decides to approve Conditional Use Permit #6816, the project could qualify for an exemption pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities), and there are no features that distinguish this project from others in the exempt class; therefore there are no unusual circumstances. Class 1 exempts the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of the use. The sale of alcohol in conjunction with a market is considered a negligible expansion of a commercial use.

NOTICE IS HEREBY GIVEN that the **Board of Zoning Appeals** will hold a public hearing to consider the application.

THE HEARING IS SCHEDULED ON:

Date: Thursday, May 20, 2021

Time: 6:30 pm

Place: Please see the Board of Zoning Appeals agenda for instructions on how to access the meeting via webcast. The meeting agenda will be posted on May 14, 2021 at <https://www.cityofpasadena.net/commissions/board-of-zoning-appeals/>.

Public Information: All interested persons are invited to participate electronically by submitting comments by 9:00 a.m. on the day of the meeting for the Board of Zoning Appeals' consideration. Comments must be sent to jdriver@cityofpasadena.net. Also, during the meeting and prior to the close of the public hearing, members of the public may submit comments of up to 200 words through the City's public comment portal which will be published on the Board of Zoning Appeals Agenda. If you challenge the matter in Court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence sent to the Board of Zoning Appeals or the case planner at, or prior to, the public hearing.

For more information about the project or to send comments:

Contact Person: Jennifer Driver

Phone: (626) 744-6756

E-mail: jdriver@cityofpasadena.net

Website: www.cityofpasadena.net/planning/

Mailing address:

Planning & Community Development Department

Planning Division, Current Planning Section

175 North Garfield Avenue, Pasadena, CA 91101

ADA: To request a disability-related modification or accommodation necessary to facilitate meeting participation, please contact the Planning & Community Development Department as soon as possible at (626) 744-4009 or (626) 744-4371 (TDD). Providing at least 72 hours advance notice will help ensure availability. Language translation services may also be requested with 72-hour advance notice by calling (626) 744-4009.



Planning & Community Development Department
Planning Division, Current Planning Section
175 North Garfield Avenue, Pasadena, CA 91101

**NOTICE OF
PUBLIC HEARING
BOARD OF ZONING APPEALS
CUP #6816**